

WAVERLEY BOROUGH COUNCIL
HOUSING OVERVIEW & SCRUTINY COMMITTEE

27 NOVEMBER 2018

Title:

OCKFORD RIDGE UPDATE

**[Portfolio Holder: Cllr Carole King]
[Wards Affected: Godalming Central and Ockford]**

Project overview

102 new homes – demolition of 64 homes – net gain of 38

Site A: 37 new homes

Site B: 17 new homes

Site C: 30 new homes

Site D: 16 new homes

Show homes: 2 new homes

New build: £15,688,357

Refurbishment: £7,011,704

Existing risks are managed in accordance with the defined risk mitigation (action) plan that forms part of the Risk Register.

Site A

The site is cleared and hoarded awaiting redevelopment.

The new roads have been officially named as ‘Whitebeam Way’ and a numbering system has now been agreed and confirmed with the relevant authorities.

The council remains on programme to commence construction works in spring next year. As part of the tender process potential contractors were asked to prepare a phase delivery programme which would enable early handover of some new homes. This would facilitate bringing forward other sites on the estate.

Procurement

The tender period has ended and returns assessed. A preferred contractor has been identified and the council is in a 30 day standstill period, after which the council will be in a position, assuming no formal challenges, to make an appointment. Contract Award is planned for November and a start on site in March 2019.

Site B

Decanting strategy is being reviewed in light of a phase handover proposed by the preferred contractor for site A. This should allow tenants to be moved to new homes earlier, and enable start on site before planning permission lapses in November 2020.

The next phase of project planning will be the procurement of service disconnection and diversion works. Both these activities will take place during the early part of 2019 so that the site can be brought forward for demolition and redevelopment in 2020.

Work will continue in the background to complete the financial appraisal, obtain budget approval and Stopping Up Order in preparation for action. Decanting strategy continues to be worked on by the Tenant Liaison Officer.

The Pre development budget 18/19 will cover interim costs until full budget approval is obtained from a future meeting of the Executive.

Site C

An application for outline consent was submitted on 12 October. Validation is expected to be completed by Planning Services by Friday 26 October, after which formal public consultation will commence.

Three of the existing void properties on this site are to be leased to Ethical Lettings prior to redevelopment of the site.

The next phase of project planning will be the procurement of service disconnection and diversion works which will take place during the early part of 2019 so that following discharge of reserve matters the site can be brought forward for demolition and redevelopment in 2020.

Site D

W Stirland handed over the new homes on the 31 July 2018. A Formal opening ceremony was held on the 20 September 2018 and attended by the Mayor, other Ward Councillors,

local residents, W Stirland (contractor) and Waverley staff. The 12 month defect period will end 31 July 2019.

Refurbishment

Phase 1

Waverley Officers and our appointed Contract Administrator continue to monitor the completion of the final snagging works at one property. The final account will be agreed with a retention held for a further twelve months.

Phase 2 & 3

Properties have been identified and survey works completed to inform the next two phases of refurbishment. Phase 2 is an externals only phase of refurbishment. Phase 3 is a full refurbishment phase with only one tenant decanted from their home to facilitate refurbishment. The remaining properties have become void following former tenants move to new build homes on Site D. One property will provide adapted ground floor accommodation for an existing tenant at Ockford Ridge with a long term health condition.

Community consultation

The Ockford Ridge Community Consultation Group (CCG) has been replaced with a wider and enhanced community consultation programme.

The Ockford Ridge CCG was set up originally to be an effective conduit between local residents affected by the regeneration project and the Council. It served its purpose and although the group tried to recruit other residents, it was unsuccessful. There is also a need to consider the General Data Protection Requirements, which restricts how members of the CCG can represent other residents at the meetings. It is essential that there is wider community engagement and a drive to more direct contact between the project team and individual residents.

The issue of 'My *Ockford Ridge*' newsletter will continue and the October issue was dispatched, with a focused on the official opening of Site D and progress update for Site A. The next newsletter will be issued w/c 5 November 2018. Officers will offer a digital version and ensure that a copy is available on the Ockford Ridge pages of the Waverley website. Events will also be published on *Your Waverley* Facebook page.

A dedicated email address has been set up for any resident to contact the team: Myockford@waverley.gov.uk.

A new Ockford Ridge Liaison Group has been established which meets on a monthly basis and members of this group include the Housing Portfolio Holder, Ward Members, Officers

and two members of the Tenants Panel who are also tenants at Ockford Ridge and Aarons Hill.

A Drop in Surgery will be held on a quarterly basis to enable local residents to call in to discuss any matters relating to the Ockford Ridge regeneration with Andrew Smith, Louisa Blundell and the local ward councillors. The local Rents Officer will also attend the next surgery which will be held on 31 October 2018 and will be available to meet any tenants with questions regarding their rent.

A consultation drop in event has also been arranged for 14 November 2018 when the community will have the opportunity to meet the contractor for Site A.

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